



City Council
Atlanta, Georgia

01-O-0231

SUBSTITUTE
AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-01
DATE FILED: 6/14/01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA,
GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **3439-3471 Kingsboro Road, NE**, be changed from the **R-3 (Single Family Residential)** District to the **PD-MU (Planned-Development-Mixed Use)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **9 and 45** of the **17th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planning Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

JUL 02, 2001

JUL 11, 2001



CONDITIONS FOR Z-01-01

Site plan entitled "Kingsboro Road Apartments" prepared by Niles Bolton Associates, Inc., Architects & Planners, dated June 15, 2001 and marked received by the Bureau of Planning June 18, 2001.

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LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 9 & 45 of the 17th District, Fulton County, City of Atlanta, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the southeasterly right-of-way line of Kingsboro Road (40' R/W) and the northeasterly right-of-way line of Lakeside Drive (40' R/W); thence northeasterly along said right-of-way line of Kingsboro Road North 60 degrees 40 minutes 27 seconds East a distance of 50.00 feet to an iron pin found (1/2" OT Pipe); thence North 61 degrees 24 minutes 14 seconds East a distance of 79.89 feet to an iron pin found (1/2" OT Pipe); thence North 60 degrees 40 minutes 57 seconds East a distance of 80.13 feet to an iron pin found (1/2" OT Pipe); thence North 59 degrees 58 minutes 12 seconds East a distance of 59.98 feet to an iron pin found (1/2" OT Pipe); thence North 57 degrees 51 minutes 01 seconds East a distance of 59.83 feet to an iron pin found (Disturbed); thence North 55 degrees 36 minutes 27 seconds East a distance of 59.91 feet to an iron pin found (3/4" OT Pipe); thence leaving said right-of-way line of Kingsboro Road South 37 degrees 35 minutes 30 seconds East a distance of 431.09 feet to an iron pin found (1/2" OT Pipe); thence North 88 degrees 51 minutes 48 seconds West a distance of 90.00 feet to a point; thence North 88 degrees 51 minutes 48 seconds West a distance of 90.00 feet to a point; thence North 88 degrees 51 minutes 48 seconds West a distance of 100.88 feet to a point; thence North 88 degrees 51 minutes 48 seconds West a distance of 31.91 feet to an iron pin found; thence South 25 degrees 33 minutes 39 seconds West a distance of 77.27 feet to an iron pin found on the northeasterly right-of-way line of Lakeside Drive; thence along said right-of-way line of Lakeside Drive 116.20 feet along the arc of a curve to the right, said curve having a radius of 198.74 feet and a chord bearing and distance of North 50 degrees 58 minutes 33 seconds West 114.55 feet to a point; thence North 28 degrees 51 minutes 12 seconds West a distance of 152.43 feet to a point and the Point of Beginning.

Said tract containing 2.792 acres of land.

POSSIBLE GAP PARCEL

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 9 of the 17th District, Fulton County, City of Atlanta, Georgia and being more particularly described as follows:

To find the True Point of Beginning, commence from a point at the intersection of the southeasterly right-of-way line of Kingsboro Road (40' R/W) and the northeasterly right-of-way line of Lakeside Drive (40' R/W); thence southeasterly along said right-of-way line of Lakeside Drive South 28 degrees 51 minutes 12 seconds East a distance of 152.43 feet to a point; thence 116.20 feet along the arc of a curve to the left, said curve having a radius of 198.74 feet and a chord bearing and distance of South 50 degrees 58 minutes 33 seconds East 114.55 feet to an iron pin found; thence leaving said right-of-way line of Lakeside Drive North 25 degrees 33 minutes 39 seconds East a distance of 59.88 feet to a point and the True Point of Beginning; from the True Point of Beginning as thus established commence South 72 degrees 36 minutes 11 seconds West a distance of 18.33 feet to a point; thence North 35 degrees 19 minutes 00 seconds West a distance of 27.02 feet to an iron pin found (#2 Re-rod); thence South 88 degrees 45 minutes 15 seconds East a distance of 40.62 feet to an iron pin found; thence South 25 degrees 33 minutes 19 seconds West a distance of 17.39 feet to a point and the True Point of Beginning.

Said tract containing 0.013 acres (557 Sq. Ft.) of land.

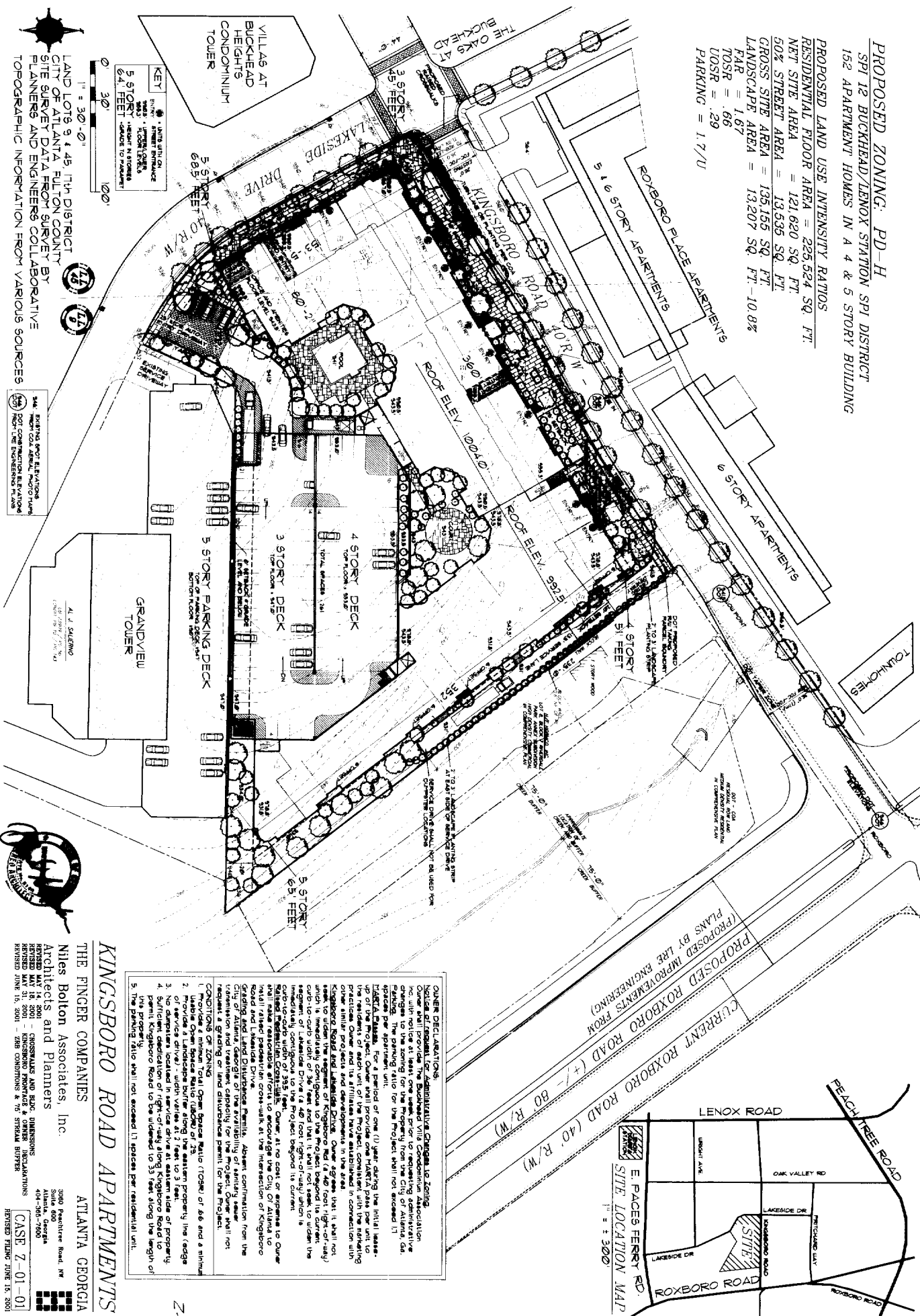
2-01-01

SPI 12 BUCKHEAD/LENOX STATION SPI DISTRICT
152 APARTMENT HOMES IN A 4 & 5 STORY BUILDING

RESIDENTIAL FLOOR AREA = 225,524 SQ. FT.

50% STREET AREA = 13,535 SQ. FT.

GROSS SITE AREA = 135,155 SQ. FT.
LANDSCAPE AREA = 13,207 SQ. FT. - 10.8%
FAR = 1.67

$$\frac{FAK}{TOSR} = \frac{1.67}{.66}$$
 $UOSR = .29$
$$PARKING = 1.7/U$$


THE FINGER COMPANIES

Niles Bolton Associates, Inc.

Architects and Planners
REVISED MAY 14, 2001

REVISED MAY 18, 2001 - CROSSWALKS AND BLDG. DIMENSIONS
REVISED MAY 31, 2001 - KINGSBORO FRONTAGE & OTHER DECLAR
REVISED JUNE 16, 2001 - ZRB CONDITIONS & 76" STREAM BUFFER

CASE 7-01-01
REVISED FILING JUNE 15, 2001

0-10-0

RCS# 2987
7/02/01
4:59 PM

Atlanta City Council

Regular Session

MULTIPLE

01-O-0231; 01-O-0545
01-O-0626; 01-O-0544
ADOPT ON SUB

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 0
ABSENT 1

NV McCarty	NV Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	Y Martin	B Emmons
NV Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

MULTIPLE

01-0-0231

(Do Not Write Above This Line)

AN ORDINANCE

Z-01-01

BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 3449 LAKESIDE DRIVE, N.E. AND 3443-3471 KINGSBORO ROAD, N.E., FRONTING 389.74 FEET ON THE SOUTHEASTERLY SIDE OF KINGSBORO ROAD BEGINNING AT THE SOUTHEAST CORNER OF LAKESIDE DRIVE. DEPTH: VARIES; AREA: 2.805 ACRES; LAND LOTS 9 and 45, 17TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: HAROUT KHATACHOOURIAN

APPLICANT: FINGER DEVELOPMENT COMPANY

BY: NATHAN V. HENDRICKS III, ESQ.,

ATTORNEY

NPU-B COUNCIL DISTRICT 7

ADOPTED BY
JUL 02 2001

COUNCIL

☐ CONSENT REFER☒ REGULAR REPORT REFER☐ ADVERTISE & REFER☐ 1st ADOPT 2nd READ & REFER☐ PERSONAL PAPER REFER

Date Referred

2/19/01

Referred To:

ZRB & Zoning

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee

Date

Chair

Referred to ZRB & Zoning

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. slide)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. slide)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. slide)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. slide)

Others

Members

Refer To

FINAL COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

G

JUL 2 2001

ATLANTA CITY COUNCIL PRESIDENT

R. Nathan V. Hendricks III

CERTIFIED

JUL 02 2001

R. Nathan V. Hendricks III
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

JUL 11 2001

WITHOUT SIGNATURE
BY OPERATION OF LAW